

002.0

0003

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,057,900 / 1,057,900

USE VALUE: 1,057,900 / 1,057,900

ASSESSED: 1,057,900 / 1,057,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
104-106		THORNDIKE ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: DE MELO JOSE V/ETAL	
Owner 2: DE MELO ROSALINA TRUSTEES	
Owner 3:	

Street 1: 66 CLARK ST

Street 2: DE MELO TRUST

Twn/City: MEDFORD

St/Prov: MA Cntry: Own Occ: N

Postal: 02155 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains 8,000 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1930, having primarily Vinyl Exterior and 2833 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		8000		Sq. Ft.	Site		0	80.	0.83	1									528,000						528,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code						Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
105						8000.000		522,300		7,600		528,000		1,057,900							
Total Card						0.184		522,300		7,600		528,000		1,057,900		Entered Lot Size					
Total Parcel						0.184		522,300		7,600		528,000		1,057,900		Total Land:					
Source: Market Adj Cost																Land Unit Type:					

**PREVIOUS ASSESSMENT**

Parcel ID								
002.0-0003-0012.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	105	FV	522,400	7600	8,000.	528,000	1,058,000	1,058,000
2019	105	FV	409,800	7600	8,000.	561,000	978,400	978,400
2018	105	FV	409,800	7600	8,000.	409,200	826,600	826,600
2017	105	FV	385,400	6400	8,000.	356,400	748,200	748,200
2016	105	FV	385,400	6400	8,000.	303,600	695,400	695,400
2015	105	FV	325,200	6400	8,000.	297,000	628,600	628,600
2014	105	FV	325,200	6400	8,000.	244,200	575,800	575,800
2013	105	FV	337,200	6400	8,000.	232,300	575,900	575,900

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE MELO JOSE	24559-26		5/24/1994			1	No	No	A

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/1995	288	Manual	1,500					ROOF

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total Card / Total Parcel

1,057,900 / 1,057,900

USE VALUE: 1,057,900 / 1,057,900

ASSESSED: 1,057,900 / 1,057,900



USER DEFINED

Prior Id # 1: 1651

Prior Id # 2:

Prior Id # 3:

Date Time

12/10/20 16:01:37

PRINT

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

165

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

